



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: July 7, 2023
MEETING DATE: July 18, 2023
SUBJECT: Final Plat Review Benjamin 2 Lot
Land Division

PROJECT NUMBER: MNSUB2302-01
PROJECT ADDRESS: 4190 Dubois Road
PARCEL NUMBER: 27.-3-12.2
ZONING: A/R: Agricultural/Rural Zone

INTRODUCTION

The applicant, Katrina Morse, on behalf of the owner, Karen Benjamin, applied for a minor subdivision for the subject site to subdivide the existing 15.07 acre lot into two lots; 'Parcel A1', approximately 2.14 acres, and 'Parcel A2', approximately 12.93 acres. The Planning Board conducted sketch plat reviews during the March 7th and June 6th meetings, referred comments to the BZA for their consideration of an area variance, and gave direction on public hearing requirements for final plat review. The proposal required an area variance from the BZA to reduce the 400' minimum lot frontage width requirement of the A/R zone to 200'. The BZA granted approval with a condition during their meeting on June 21.

PROCESS

Flag lots are permitted in the A/R zone per Ulysses Town Code ([UTC 212-29.M](#)) subject to the standards listed in [UTC 212-130](#). Per the definition of 'flag lot' in [UTC 212-22](#), the 'flag' portion of the lot must meet the minimum lot area requirements exclusive of the acreage of the 'pole', and the 'front lot line' is defined as the line within the flag portion of the parcel that is parallel to or approximately parallel to the accessed road and meets the minimum lot width at the front lot line for the A/R zone. The A/R zone requires a minimum lot area of 2 acres, 200 feet of lot depth, and 400 feet of lot width at the front lot line per [UTC 212-29](#). The BZA granted approval to reduce the 400 foot lot width at the front lot line for Parcel A1 to 200 feet. The proposal is considered an unlisted action under SEQR. The project was subject to 239 review, which the County reviewed and determined the project will have no significant county-wide or inter-community impact, see Exhibit B. During this hearing, the Board will conduct a final plat review of the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the final proposed plat and Part One of the SEAF in Exhibit A, Tompkins County 239 review comments in Exhibit B, and re-review the [02.22.2023 memo](#) for the March 7th meeting, and the [05.24.2023 memo](#) for the June 6th meeting as needed.

EXHIBITS

[Exhibit A: Final Plat Application](#)

[Exhibit B: Tompkins County 239 Review Comments](#)